



KIPP TULSA PUBLIC CHARTER SCHOOLS

KIPP Tulsa Public Charter Schools - Regular Board Meeting

July 28, 2026

Published on July 23, 2026 at 9:16 PM CDT

Amended on July 27, 2026 at 9:22 AM CDT

Date and Time

Tuesday July 28, 2026 at 12:00 PM CDT

Location

KIPP Tulsa University Prep High School
541 S. 43rd W. Ave.
Tulsa, OK 74127

Members of the public shall be allowed to submit requests to address the board of directors. To expedite requests to comment, the public may send those requests to the board at kfinley@kippok.org at least 1 hour prior to the start of the meeting. The final determination of whether an item will appear as a public comment will be at the discretion of the board chair. Comments will take place in the order they were received via email, will be limited to three (3) minutes, and must be related to an agenda item or topic. Your comment can be heard when the Board Chairperson acknowledges you. A spokesperson must be selected when several people wish to address the same subject. The Board Chairperson may interrupt and terminate any comments that do not meet these criteria. Board members may not respond directly to speakers' comments.

Board Members:

Jacob Odom, Dewayne Dickens, Michael Epps, Darnell Blackmon, Brett Krieg, Kim Boyd, Kyara Smith, Jumoke Akingbola

School Representatives:

Donterrio Marzett, Superintendent; Keet Finley, School Operations Support; Mayra Burke, Finance Specialist; Sienna Scott, Director of Teaching and Learning; Janey Nemard, Development Director; Tiona Bowman, Principal; Melanie Rathod, Principal; and Bill Hickman, Legal Counsel

Access to the board agenda will be posted on the KIPP Tulsa Website: <https://www.kipptulsa.org> *Click on the KIPP Tulsa drop-down menu, then click on Tulsa Board of Directors, and scroll down to Meeting Dates, Agendas & Minutes of scheduled meetings for the agenda.

Official action can be taken only on items that appear on the Agenda. The KIPP Tulsa Board of Directors may adopt, approve, ratify, deny, defer, recommend, amend, strike, or continue any agenda item. When more information is needed to act on an item, the Board or the Chair may refer the matter to the Superintendent or Legal Counsel. The Board may also refer items to staff or committees for additional study. Under certain circumstances, items are deferred to a specific later date or stricken from the agenda entirely.

Agenda

	Purpose	Presenter	Time
I. Opening Items			12:00 PM
A. Call the Meeting to Order		Dewayne Dickens	1 m
B. Welcome		Dewayne Dickens	1 m
C. Roll Call		Keet Finley	2 m
D. Agenda Review		Dewayne Dickens	2 m
II. Public Comment			12:06 PM
A. Public Comment	FYI	Dewayne Dickens	5 m
B. Southwest Foodservice Excellence - Shauna Strub	FYI	Donterrio Marzett	5 m
Representatives from SFE Food Management Company, KIPP Tulsa's newly selected Food Service Management Company (FSMC), will be introduced to the Board. SFE will provide an overview of their organization, meal program operations, and plans for supporting KIPP Tulsa's Child Nutrition Program during the 2026–2027 school year.			

	Purpose	Presenter	Time
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The presentation will also provide Board members an opportunity to meet the team and ask questions.

III.	Board Committee Reports		12:16 PM
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A.	Finance Committee	FYI	Brett Krieg	8 m
B.	Academic Committee	FYI	Dewayne Dickens	8 m
	Executive Team Report			
C.	Development Committee	FYI	Janey Nemard	8 m
D.	Governance Committee	FYI	Jacob Odom	5 m

IV.	Executive Director Report		12:45 PM
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A.	Compliance & Operations Update	FYI	Keet Finley	4 m
	Executive Team Report			
B.	Executive Director Updates	FYI	Donterrio Marzett	3 m

V.	Consent Agenda		12:52 PM
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Motion and vote on recommendations.

A.	Approve June 12, 2026 Special Board Meeting Minutes	Approve Minutes	Dewayne Dickens	1 m
B.	Approval of the May Financial Reports	Vote	Dewayne Dickens	1 m
C.	Approval of General Fund Purchase Orders	Vote	Dewayne Dickens	1 m
	• PO 2026-11-190 through 2026-11-207 and 2026-11-50100 through 2026-11-50102 • PO 2027-11-1 through 2026-11-113 and 2027-11-50000 through 2027-11-50029			
D.	Approval of Activity Fund Purchase Orders	Vote	Dewayne Dickens	1 m

	Purpose	Presenter	Time
• PO 2026-60-102 through 2026-60-113			
E. Approval of Building Fund Items 2027-21-50000 through 2027-21- 50003	Vote	Dewayne Dickens	1 m
F. Approval of Gifts Fund Items 2026-81-18	Vote	Mayra Burke	1 m
G. Activity Fund Transfers	Vote	Dewayne Dickens	3 m
The Board is asked to approve the transfer of funds between activity fund accounts to ensure balances accurately reflect the intended use of funds and support approved student activities and school operations in accordance with District policies and accounting requirements.			

VI. Action Agenda

1:01 PM

A. Approval of KIPP Tulsa College Preparatory Charter Contract (2026–2029)	Vote	Donterrio Marzett	4 m
The Board of Directors is presented with the proposed Charter Contract between Independent School District No. 1 of Tulsa County (Tulsa Public Schools) and KIPP Tulsa College Preparatory, Inc., for the operation of KIPP Tulsa College Preparatory Middle School. The proposed contract establishes the terms, conditions, rights, responsibilities, accountability measures, and performance expectations governing the school's operation as a public charter school authorized by Tulsa Public Schools. The contract term will commence on July 1, 2026, and continue through June 30, 2029, unless otherwise renewed, amended, or terminated in accordance with the provisions of the agreement. The contract outlines requirements related to academic performance, student enrollment, special education services, fiscal management, governance, facilities, compliance with state and federal laws, and annual performance evaluations. The contract also incorporates Tulsa Public Schools' Charter Performance Framework, which will be used to evaluate the school's academic, financial, operational, and governance performance throughout the charter term. Renewal decisions will be based upon the school's performance against these established standards.			

	Purpose	Presenter	Time
	Approval of the contract will allow KIPP Tulsa College Preparatory Middle School to continue operating as a Tulsa Public Schools-authorized charter school through the 2028–2029 school year.		
B.	Approval of KIPP Tulsa University Prep Charter Contract (2026–2029)	Vote Donterrio Marzett	4 m
	The Board of Directors is presented with the proposed Charter Contract between Independent School District No. 1 of Tulsa County (Tulsa Public Schools) and KIPP Tulsa University Preparatory, Inc., for the continued operation of KIPP Tulsa University Prep High School. The proposed contract establishes the terms, conditions, accountability measures, and operational requirements governing the school's authorization as a public charter school sponsored by Tulsa Public Schools. The contract term will begin on July 1, 2026, and continue through June 30, 2029, unless renewed, amended, or terminated in accordance with the provisions of the agreement. The contract outlines expectations related to academic achievement, student enrollment, special education services, fiscal management, governance, facilities, compliance with state and federal law, and ongoing performance oversight. The contract authorizes KIPP Tulsa University Prep High School to serve students in grades 9 through 12 and incorporates Tulsa Public Schools' Charter Performance Framework, which will be used to evaluate the school's academic, financial, operational, and governance performance throughout the charter term. Approval of the contract will allow KIPP Tulsa University Prep High School to continue operating as a Tulsa Public Schools-authorized charter school through the 2028–2029 school year and maintain its commitment to preparing students for success in college, career, and life.		
C.	Approval of Lease Agreement with Tulsa Facilities, LLC for KIPP Tulsa College Preparatory Middle School	Vote Donterrio Marzett	3 m
	The Board of Directors is presented with a proposed Lease Agreement between Tulsa Facilities, LLC and KIPP Tulsa College Preparatory Middle School for the continued operation of the Woods campus located at 1661 E. Virgin Street, Tulsa, Oklahoma. The agreement establishes the terms under which KIPP Tulsa will lease the facility while creating a pathway toward potential future ownership of the property through a rent-credit and purchase option structure.		

	Purpose	Presenter	Time
	Under the proposed agreement, Tulsa Facilities, LLC will acquire and improve the property and lease it to KIPP Tulsa for educational purposes. The lease is structured to support KIPP Tulsa’s long-term facilities strategy by providing below-market lease terms, facility improvements, and an option to purchase the property in the future. The facility will continue to be used exclusively for the operation of KIPP Tulsa College Preparatory Middle School. The agreement includes provisions related to facility improvements, maintenance responsibilities, insurance requirements, operational performance standards, reporting requirements, and future purchase opportunities. The initial lease term is five years following completion of facility improvements and commencement of rent payments. Approval of the lease agreement will ensure continuity of operations at the middle school campus and provide a long-term framework for facility stability and growth.		
D.	Approval of Lease Renewal Agreement for KIPP Tulsa College Preparatory Middle School Facility	Vote Donterrio Marzett	3 m
	The Board of Directors is presented with a proposed Lease Renewal Agreement between KIPP Tulsa College Preparatory, Inc. and Tulsa Public Schools for the continued use and occupancy of the Woods campus located at 1661 East Virgin Street, Tulsa, Oklahoma, pending the anticipated sale of the property to Tulsa Facilities, LLC. The current lease agreement is scheduled to expire on June 30, 2026. Because the anticipated closing of the sale of the property to Tulsa Facilities, LLC is expected to occur after that date, the parties have negotiated a temporary month-to-month lease renewal to ensure uninterrupted school operations during the transition period. Under the terms of the renewal agreement: • The lease will continue on a month-to-month basis beginning July 1, 2026, at a rate of \$1.00 per month; • The agreement will remain in effect until the earlier of September 30, 2026, or the date Tulsa Facilities, LLC closes on the purchase of the property; • KIPP Tulsa will coordinate with Tulsa Public Schools to facilitate due diligence activities, inspections, and surveys associated with the sale transaction; • Tulsa Public Schools will retain access to remove district-owned technology, security, network, and communication equipment necessary for the transition; - and		

	Purpose	Presenter	Time
	• Tulsa Public Schools will discontinue maintenance services effective July 1, 2026, except for services related to life safety systems Approval of this lease renewal will provide continuity of operations for KIPP Tulsa College Preparatory and support a smooth transition to the anticipated long-term lease.		
E.	Approval of Lease Renewal Agreement for KIPP Tulsa University Prep High School Facility	Vote Donterrio Marzett	3 m
The Board of Directors is presented with a proposed Lease Renewal Agreement between KIPP Tulsa University Preparatory, Inc. and Tulsa Public Schools for the continued use and occupancy of the Mark Twain campus located at 541 South 43rd West Avenue, Tulsa, Oklahoma, pending the anticipated closing of the purchase of the property by KIPP Tulsa. The current lease agreement is scheduled to expire on June 30, 2026. Because the anticipated closing of the property purchase is expected to occur after that date, the parties have negotiated a temporary month-to-month lease renewal to ensure uninterrupted school operations during the transition period. Under the terms of the renewal agreement: • The lease will continue on a month-to-month basis beginning July 1, 2026, at a rate of \$1.00 per month; • The agreement will remain in effect until the earlier of September 30, 2026, or the date KIPP Tulsa successfully closes on the purchase of the property; • KIPP Tulsa will coordinate with Tulsa Public Schools to facilitate due diligence activities, inspections, and surveys associated with the sale transaction; • Tulsa Public Schools will retain access to remove district-owned technology, security, network, and communication equipment necessary for the transition; and • Tulsa Public Schools will discontinue maintenance services effective July 1, 2026, except for services related to life safety systems Approval of this lease renewal will provide continuity of operations for KIPP Tulsa University Prep High School and support a smooth transition to permanent ownership of the Mark Twain facility following the closing of the property sale.			
F.	Approval of Contract for Sale and Purchase of Real Estate – Mark Twain Property	Vote Donterrio Marzett	3 m

	Purpose	Presenter	Time
	The Board of Directors is presented with the Contract for Sale and Purchase of Real Estate for the acquisition of the Mark Twain property, located at 541 S. 43rd W. Ave., Tulsa, Oklahoma, currently serving as the campus of KIPP Tulsa University Prep High School. KIPP Tulsa exercised its statutory right of first refusal to purchase the Mark Twain property following Tulsa Public Schools' consideration of an offer from Life Senior Services, Inc. The purchase price established in the contract is \$302,000, with an earnest money deposit of \$30,200, representing ten percent (10%) of the purchase price. The contract provides for the acquisition of the property from Independent School District No. 1 of Tulsa County, Oklahoma, a/k/a Tulsa Public Schools, and establishes the terms and conditions governing title review, closing, possession, and conveyance of the property. Acquisition of the Mark Twain property will provide long-term facility stability for KIPP Tulsa University Prep High School and support KIPP Tulsa's broader strategic facilities plan.		
G.	Approval of Fund Transfer – Gifts Fund to General Fund	Vote Mayra Burke	3 m
	Request Board approval of a \$150,000 transfer from the Gifts Fund to the General Fund to cover additional security-related expenses associated with the transition and purchase of the school building. These funds will support necessary security upgrades and transition costs incurred as part of the building acquisition.		
H.	Approval of Tulsa Engineering & Planning Associates, Inc. ALTA/NSPS Land Title Survey Proposal – Mark Twain Property	Vote Donterrio Marzett	3 m
	The Board of Directors is presented with a proposal from Tulsa Engineering & Planning Associates, Inc. (TEP) to provide professional surveying services for the Mark Twain property located at 541 S. 43rd W. Ave., Tulsa, Oklahoma, in connection with KIPP Tulsa Facilities, LLC's acquisition of the property. The proposed scope of work includes preparation of an ALTA/NSPS Land Title Survey in accordance with the Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys effective February 23, 2026. The survey will include		

	Purpose	Presenter	Time
	specified Table A items and will support the title review, due diligence, and closing process associated with the acquisition of the Mark Twain property. TEP anticipates delivering the completed survey approximately three (3) weeks after receiving notice to proceed. The proposed lump-sum fee for the survey services is \$10,750.00. Any subsequent revisions or updates requested following delivery of the completed survey may be billed separately at the hourly rates established in the proposal.		
I.	Approval of Appointment of Brian Humphrey to the Board of Directors	Vote Dewayne Dickens	2 m
	The Board of Directors is presented with the nomination of Brian Humphrey to serve as a member of the KIPP Tulsa Public Charter Schools Board of Directors. Mr. Humphrey currently serves as Vice President of Commercial Banking and Lending with BancFirst and brings extensive experience in commercial lending, nonprofit finance, community development, affordable housing, and strategic growth initiatives. Throughout his career, he has originated and managed substantial commercial lending portfolios, advised nonprofit and community organizations, and developed expertise in financing structures involving affordable housing, tax credits, and community investment initiatives. In addition to his professional experience, Mr. Humphrey currently serves as a Commissioner on the Tulsa Metropolitan Area Planning Commission, Chair of the Greater Tulsa African American Affairs Commission, and Chair of Growing Together, where he has provided governance leadership and strategic oversight for community-focused initiatives serving children and families throughout Tulsa. Mr. Humphrey's expertise in finance, facilities development, community partnerships, and governance would provide valuable support to KIPP Tulsa as the organization advances its strategic priorities, including long-term facilities acquisition, financial sustainability, and continued growth in service to students and families.		
J.	Approval of Fiscal Year 2026–2027 Budget	Vote Brett Krieg	5 m
	The Board of Directors is presented with the proposed Fiscal Year 2026–2027 (FY27) Budget for KIPP Tulsa Public Charter Schools. The proposed budget establishes the organization's financial plan for the upcoming fiscal year and reflects anticipated revenues, expenditures, staffing needs, instructional priorities, student services, facilities, transportation, and other operational requirements.		

	Purpose	Presenter	Time
	The FY27 budget has been developed to align available financial resources with KIPP Tulsa's strategic priorities while maintaining a continued focus on academic achievement, operational effectiveness, and long-term financial sustainability.		
K.	Approval of Memorandum of Understanding Between Oral Roberts University and KIPP Tulsa Public Charter Schools	Vote Donterrio Marzett	2 m

The Board of Directors is presented with a proposed Memorandum of Understanding (MOU) between Oral Roberts University (ORU) and KIPP Tulsa Public Charter Schools. The purpose of the MOU is to establish a collaborative partnership that expands educational opportunities for KIPP Tulsa students, faculty, and staff while strengthening the educator pipeline and leadership development initiatives.

Under the proposed agreement, the partnership includes:

- Promotion of ORU educational programs and opportunities within the KIPP Tulsa community;
- Tuition discounts and scholarship opportunities for KIPP Tulsa students, graduates, faculty, staff, and eligible family members;
- Shared learning opportunities for ORU students through internships, conferences, special events, and other experiential learning activities hosted by KIPP Tulsa; and
- Additional collaborative initiatives will be mutually agreed upon by both institutions.

The MOU also establishes a strategic partnership between ORU's College of Education and KIPP Tulsa to recruit, prepare, mentor, and employ international graduate students pursuing careers in education. This initiative is designed to strengthen the educator workforce while providing structured mentoring, professional development, and career pathways for participating educators.

The agreement has an initial term of **three (3) years**, with an opportunity for renewal upon mutual written consent. The MOU does not obligate either party to specific financial commitments; any financial arrangements necessary to implement collaborative activities will be negotiated separately.

L.	Approval of SFE Food Management Contract	Vote Mayra Burke	5 m
	The Board will consider approval of the Food Service Management Company contract with SFE Food Management. SFE was selected as the winning bidder through KIPP		

	Purpose	Presenter	Time
Tulsa's competitive Child Nutrition Request for Proposal process and will provide food service management services for the 2026–2027 school year.			

VII. Executive Session	1:41 PM
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| A. | Proposed Executive Session Regarding Superintendent Employment Contract for the 2026–2027 School Year | Vote | Dewayne Dickens | 2 m |
| | The Board of Directors will consider convening in executive session pursuant to 25 O.S. § 307(B)(1) for the purpose of discussing the employment, compensation, and terms of the Superintendent's Employment Contract for the 2026–2027 school year. | | | |
| B. | Vote and Acknowledge Return to Open Session | Vote | Dewayne Dickens | 2 m |
| | The Board will acknowledge its return to open session and announce that no action was taken during executive session except as required by law | | | |
| C. | Possible Action Item Following Executive Session | Vote | Dewayne Dickens | 2 m |
| | Discussion and possible action regarding the approval of the Superintendent Employment Contract for the 2026–2027 school year, including authorization for the Board Chair to execute the agreement on behalf of KIPP Tulsa Public Charter Schools. | | | |

VIII. New Business

IX. Closing Items	1:47 PM
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| A. | Announcements | FYI | Dewayne Dickens | 1 m |
| | Our annual Back to School BBQ will be held on Friday, August 7, 2026, from 6:00pm-7:30pm at B.S. Roberts Park. | | | |
| | The next regular board meeting will be held on Tuesday, August 25, 2026, from 12:00pm-1:30pm at KIPP Tulsa University Prep High School. | | | |
| B. | Adjourn Meeting | Vote | Dewayne Dickens | |

This agenda was posted by Mayra Burke at kipptulsa.org and at the front entrances of KIPP Tulsa College Preparatory and KIPP Tulsa University Prep on July 27, 2026, at 8:00 a.m. in compliance with the Oklahoma Open Meeting Act.

Regular Meeting, July 28, 2026